

64-27A ✓

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS

NO TRANSFER
TAX PAID

THAT We, JAMES G. McCANN of Portland, County of Cumberland and State of Maine; DAVID J. DONNELLY, of Fairfield, County of Somerset and State of Maine; and DANA E. CASWELL of Waterville, County of Kennebec and State of Maine;

29183

in consideration of One Dollar and other valuable considerations paid by JAMES G. McCANN of Portland, County of Cumberland and State of Maine and DAVID J. DONNELLY, of Fairfield, County of Somerset and State of Maine whose mailing address is 465 Congress Street, Portland, Maine 04101, the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey three-fourths (3/4) interest unto the said JAMES G. McCANN and one-fourth (1/4) interest unto the said DAVID J. DONNELLY their heirs and assigns forever,

Unit Number 1 in Upper Main Street Condominium in Waterville, in the County of Kennebec, in the State of Maine, together with 50% of the undivided interest appertaining to said units in the common area and facility of said Upper Main Street Condominium Association all as more fully set forth in the Declaration of Condominium dated October 23, 1986 and to be duly recorded in the Kennebec County Registry of Deeds. Said Declaration together with the schedule and exhibits thereto are incorporated herein by reference as though set forth at length herein.

Reference is hereby made to the survey and plans of Upper Main Street Condominium entitled Site Plan dated December 2, 1986 and duly recorded at the Kennebec County Registry of Deeds under Unit Ownership in Condominium file number 86247. Said survey and plan being incorporated herein by reference.

Reference is further made to additional plans of the Unit of said Upper Main Street Condominium entitled Unit Vertical Boundries dated December 2, 1986 and to be duly recorded in the Kennebec County Registry of Deeds under Unit Ownership in Condominium file number 86247, said Unit Plan being incorporated herein by reference.

The premises conveyed herein are conveyed subject to all of the rights, reservations, conditions, restrictions, regulations and matters set forth in the aforementioned Declaration of Condominium and on all of the aforementioned Declaration of Condominium and on all of the aforementioned Plans, the within Grantees, as part of consideration given herefore, agreeing to abide by all of the said matters contained within said Declaration, set forth on said Plans and recited in the By-Laws of Upper Main Street Condominium Association.

Being the same premises conveyed to James G. McCann and David J. Donnelly by warranty deed of N. Richard Hallee, dated December 27, 1984 and recorded in Kennebec County Registry of Deeds, Book 2760, Page 28. and being the same premises conveyed to Dana E. Caswell herein by warranty deed of Frances B. Cole, n/k/a Frances B. McCaslin, dated January 4, 1985 and recorded in Kennebec County Registry of Deeds, Book 2762, Page 287.

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said their heirs and assigns, to them and their use and behoof forever.

And we do covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee of the premises, that they are free of all encumbrances, that we have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that we and our heirs shall and will warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

In witness whereof, the said we have hereunto set our hands and seals this 17th day of December, 1986.

Signed, Sealed and Delivered
in presence of

[Signature]

[Signature]
James G. McCann

[Signature]

[Signature]
David J. Donnelly

[Signature]

[Signature]
Dana E. Caswell

State of Maine, County of Kennebec, ss.

December 17, 1986

Then personally appeared the above named James G. McCann and acknowledged the foregoing instrument to be his free act and deed.

Before me,

[Signature]
~~Notary Public/Attorney at Law~~

Printed Name: John E. Nale

RECEIVED KENNEBEC SS.

1986 DEC 18 PM 2:34

RECORDED FROM ORIGINAL